

1151 GELBRAY DRIVE, OBETZ, OH 43207

4 BD | 3 BA | 2,356 SQ. FT | 7,405 SQ. FT LOT

OFFERED AT

\$399,900



ABOUT THIS PROPERTY

Trendy new Holcomb plan in beautiful Butler Farms. If traditional with modern touches is your style, look no further. Den/flex room is the ideal in-home office. The spacious great room with 9 ft ceilings is open to a generous kitchen with ample storage and counter space. The oversized kitchen island overlooking the great room allows for extra seating and the granite counters, cabinet hardware and wood plank flooring add to the overall appeal. The home features a unique turnback staircase leading to 4 large bedrooms!

Interior Color Package #4

Wall Paint - Sherwin Williams - Canvas Tan

Blanco Matrix - Bat

Beige Beak Bath & Laundry

Traditional - C

Reverwood Select - Outerbanks

Sarsaparilla Kitchen & Bath Cabinetry

Optional Items not guaranteed

Insult Subway Tile

momental Granite

ced White Quartz

Itsman Cabinet Pulls

CASUAL DINING 8'-8" x 14'-1"

GREAT ROOM 14'-7" x 19'-6"

2 CAR GARAGE 19'-1" x 20'-10"

1 CAR GARAGE 9'-8" x 21'-9"

1 CAR GARAGE 9'-8" x 21'-9"

FOYER

PORCH 6'-0" x 9'-10"

FLOOR

BEDROOM 1 12'-6" x 16'-6"

BATH 1

WIC

STORAGE

BEDROOM 2 10'-2" x 14'-9"

LDRY

WIC

BEDROOM 4 14'-2" x 13'-0"

BATH 2

BEDROOM 3 13'-2" x 12'-0"

SECOND FLOOR

Butler Farms
Obetz - Hamilton Local Schools

Community Features

Ready to move to one of the area's hottest real estate Obetz is growing and this community is the place to b Conveniently located near downtown Columbus, Gro Grove City, living in this location gives you access to shopping and restaurants you love. Beautiful ponds, tr lots and walking paths make this a perfect place to liv is served by the Hamilton Local Schools, which ranks s best school districts in Ohio.

The community is located on the West Side of Lockb south of I-270 in the Village of Obetz, Franklin County approximately 15 minutes from downtown Columbus.

tial Basements w/ Crawl
set Trees
set Lights
ewalks
ster Mailboxes
2ar Garages
l Sod
discape Pkg
ices Allowed

2,356
SQ. FT.

7,405
SQ. FT. LOT



KRISTY REYNOLDS

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CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **2** miles.

- ATM 1.3 MI
- PHARMACY 1.5 MI
- MEDICAL 1.5 MI
- GROCERIES 1.6 MI
- GYM 1.6 MI
- GAS 1.7 MI
- COFFEE 1.9 MI
- MOVIE THEATER 2.2 MI
- CLEANERS 3.6 MI



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **5** private schools and **9** charter schools within **5** miles.

- 9 RATING** K-3 HAMILTON ELEMENTARY SCHOOL ASSIGNED
- 5 RATING** 7-8 HAMILTON MIDDLE SCHOOL ASSIGNED
- 6 RATING** 9-12 HAMILTON TOWNSHIP HIGH SCHOOL ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE PINNACLE GOLF CLUB (3.9 MILES)
- LAKE CLEARWATER LAKE (4.0 MILES)
- PARK SCHILLER PARK (5.0 MILES)
- DOG PARK WALNUT WOODS DOG PARK (6.1 MILES)



NEIGHBORHOOD EATS

This home is located near **34** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

AMERICAN	11	SEAFOOD	2
FAST FOOD	4	ITALIAN	2
ASIAN	3	INTERNATIONAL	2
PIZZA	3	JAPANESE	1
MEXICAN	3	OTHER	5

